178.0	0006	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,600 / 655,600
					USE VALUE:	655,600 / 655,600
					ASSESSED:	655,600 / 655,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEADOR JOSEPH W & MARY D
Owner 2:	
Owner 3:	
Street 1:	2 DAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,035 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 1703 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6035.000	234,300	600	420,700	655,600
Total Card	0.139	234,300	600	420,700	655,600
Total Parcel	0.139	234,300	600	420,700	655,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.99 | /Parcel: 384.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120826
GIS Ref	
GIS Ref	
Insp Date	07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0006-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,300	600	6,035.	420,700	655,600	655,600	Year End Roll	12/18/2019
2019	101	FV	238,700	700	6,035.	420,700	660,100	660,100	Year End Roll	1/3/2019
2018	101	FV	238,700	700	6,035.	354,600	594,000	594,000	Year End Roll	12/20/2017
2017	101	FV	238,700	700	6,035.	324,600	564,000	564,000	Year End Roll	1/3/2017
2016	101	FV	238,700	700	6,035.	276,500	515,900	515,900	Year End	1/4/2016
2015	101	FV	200,400	700	6,035.	240,400	441,500	441,500	Year End Roll	12/11/2014
2014	101	FV	200,400	700	6,035.	222,400	423,500	423,500	Year End Roll	12/16/2013
2013	101	FV	200,400	700	6,035.	211,600	412,700	412,700		12/13/2012

!14010!

PRINT

Date	Time
12/11/20	03:53:44

LAST REV

Date	Time
07/30/18	09:08:04
apro	
14010	

USER DEFINED

Prior Id # 1:	120826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	928-29		11/1/1979		84,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/1998	179	Addition	51,000					ADD 12X20-12X24 WD

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Meas/Inspect	BS	Barbara S
10/24/2008	Meas/Inspect	345	PATRIOT
3/3/2000	Inspected	270	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6035		Sq. Ft.	Site		0	70.	1.00	7									420,735						420,700	

Total AC/HA: 0.13854 | Total SF/SM: 6035 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,735 | Spl Credit | Total: 420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99932742
Adj $ / SQ:	128.164
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339537
Depreciation:	105256
Depreciated Total:	234281

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

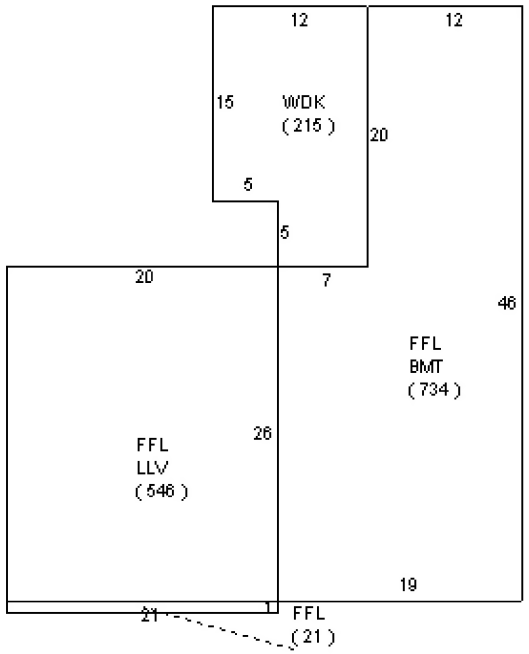
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	128.16
Special Features:	0	Val/Su Net:	83.80
Final Total:	234300	Val/Su SzAd	180.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,301	128.160	166,741
BMT	Basement	734	41.530	30,479
LLV	Lower Level	546	66.900	36,528
WDK	Deck	215	10.640	2,288

Net Sketched Area: 2,796 | Total: 236,036

Size Ad 1301 | Gross Are 2796 | FinArea 1703

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
LLV	100	FLA	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0006-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1980	7.67	T	31.2	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600